

**CHASE BAG
CSM Site Summary**

CHASE BAG

Oregon DEQ ECSI #: 2424

3720 NW Yeon Ave.

DEQ Site Mgr: No PM

Latitude: 45.5484°

Longitude: -122.7181°

Township/Range/Section: 1N/1E/20

River Mile: 9.2 West bank

LWG Member ☐ Yes ☒ No

Upland Analytical Data Status: ☐ Electronic Data Available ☒ Hardcopies only

1. SUMMARY OF POTENTIAL CONTAMINANT TRANSPORT PATHWAYS TO THE RIVER

The current understanding of the transport mechanism of contaminants from the uplands portions of the Chase Bag site to the river is summarized in this section and Table 1, and supported in following sections.

1.1. Overland Transport

The Chase Bag property is located 0.4 mile from the Willamette River. Most of the site is covered with impervious surfaces; therefore, minimal overland transport is expected to occur on this site.

1.2. Riverbank Erosion

The site is not located adjacent to the Willamette River.

1.3. Groundwater

DEQ (1999) identified potential discharge of contaminated groundwater to the Willamette River via leaking storm sewer lines as one of the most significant potential exposure pathways of concern. DEQ also indicated that underground utilities along the southern and western boundaries of the site could provide preferential groundwater flow.

1.4. Direct Discharge (Overwater Activities and Stormwater/Wastewater Systems)

There are no overwater activities associated with this site. Information about stormwater runoff was not found during research for this site. Stormwater is routed to municipal storm sewers along NE 35th and NW Yeon Avenue that discharge to the Willamette River through City Outfalls 17 and 18. The west portion of the site discharges to City Outfall 18 and the east portion of the site discharges to City Outfall 17.

1.5. Relationship of Upland Sources to River Sediments

See Final CSM Update.

1.6. Sediment Transport

Not applicable.

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2. CSM SITE SUMMARY REVISIONS

Date of Last Revision: March 4, 2005

3. PROJECT STATUS

A Preliminary Assessment was recommended by DEQ in 1999.

Activity	Date(s)/Comments
PA/XPA	<input type="checkbox"/>
RI	<input type="checkbox"/>
FS	<input type="checkbox"/>
Interim Action/Source Control	<input type="checkbox"/>
ROD	<input type="checkbox"/>
RD/RA	<input type="checkbox"/>
NFA	<input type="checkbox"/>

DEQ Portland Harbor Site Ranking (Tier 1, 2, or 3): Not ranked

4. SITE OWNER HISTORY

Primary Sources: DEQ 1999, 2004

Owner/Occupant	Type of Operation	Years
Donald Wirfs and Associates (owner)	Unknown	1998 - present
Schnitzer Investment Company (owner)/ Union Camp Corporation (lessee)	Unknown	Early 90s - 1998
Schnitzer Investment Company (owner)/Chase Bag (aka Chase Packaging Corp., Union Camp Corp.) (lessee)	Bag manufacturing	1979 - 1994
Schnitzer Investment Company (owner)/ Ace Hardware (lessee)	Wholesale goods storage	1972 - 1975
Great Western Chemical Company	Office and warehouse, may have stored, packaged and redistributed chemicals too	1959 - 1970
Willard Storage Battery Company	Manufacture and/or distribution of batteries	1952 - 1958

5. PROPERTY DESCRIPTION

As shown in Figure 1, the 2.84-acre former Chase Bag property is located in the Guild Lakes area, approximately 0.4 mile south of the Willamette (RM 9.2). The currently inactive site is located in a heavy industrial and warehousing area. The closest residence is 0.28 mile to the southeast. A separate Schnitzer Investment Corp. parcel lies between the site and NW 35th Street, Terminal Transfer and a Burlington Northern railroad spur are located to the east, a Hill Investment Co. warehouse is located to the south, the Trumbull Asphalt site is located to the west, and Burlington Northern's Lake Yard rail yard is located to the north (DEQ 2004).

An 80,520-square-foot structure occupies most of the property. It is mostly paved. An underground storage tank fill pipe and vent pipe were observed by DEQ in the southeast corner of the site. An aboveground storage tank rack was also observed along edge of the site. Fencing surrounds most of the site, except along the southeast property line (DEQ 2004).

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Municipal stormwater sewers along NE 35th Street and NW Yeon Avenue, near the Chase Bag property, discharge to the Willamette through City Outfalls 17 and 18. The west portion of the site discharges to City Outfall 18 and the east portion of the site discharges to City Outfall 17.

6. CURRENT SITE USE

The site is currently inactive.

7. SITE USE HISTORY

According to DEQ (1999), the structure on the property was built in 1948. Willard Storage Battery Company manufactured storage batteries at the site from approximately 1952-1958. Great Western Chemical Company manufactured and stored chemicals on the site from 1959 until 1970. Later, Ace Hardware stored wholesale hardware goods on the property from 1972 to 1975. Beginning in 1979, Chase Bag (subsequently known as Chase Packaging Company and Union Camp Corporation) began making multi-wall bags at the facility until 1994. Schnitzer Investment Corporation (SIC) bought the site in 1971 and sold it to Donald Wirfs & Associates in 1998.

Two leaking underground storage tanks were discovered simultaneously on two properties adjacent to the Chase Bag facility in 1989. One occurred at the Terminal Transfer site, located along the eastern site boundary of the site. The other was located at the Hill Investment property (also called the Nabisco facility) abutting the southern site boundary. When soil and groundwater concentrations from monitoring wells at the Nabisco site showed elevated concentrations of tetrachloroethylene (PCE) and its decomposition products, DEQ was first alerted to the possibility that the Chase Bag facility was potentially contributing to the contamination. The highest soil and groundwater concentrations were found in a monitoring well only 10 feet from the Chase Bag facility's southern property line. PCE detected at 35.5 mg/L suggested that free product DNAPL might have been present in groundwater. This monitoring well is located near a former underground storage tank on the Hill Investment site. Long-term water table measurements at the Hill Investment site indicate that groundwater flows generally to the southwest, in a direction suggestive that contamination could also be originating from the Chase Bag facility.

According to DEQ UST records, in May 1985, an inactive, 1,000-gallon UST was decommissioned by filling at the Chase Bag facility. Contents of the tank are unknown, but it was located in the southeast corner of the site. Also, in 1997, SIC removed 294 tons of lead-contaminated soil from the facility.

8. CURRENT AND HISTORIC SOURCES AND COPCS

The understanding of the historic and current potential upland sources at the site is summarized in Table 1. The following sections provide a brief overview of the potential sources at the site requiring additional discussion.

8.1. Uplands

Little is known about the historical operations on this site. Photographs taken in 1991 by an environmental contractor for the Terminal Transfer site showed evidence of poor housekeeping practices on the Chase Bag property. Several leaking drums were observed along the south and east sides of the site, as well as an apparent runoff pool of petroleum-like substance from leaking drums along the western property line.

A UST located in the southeast corner of the site was decommissioned (by filling) in 1985. DEQ's Hazardous Waste database indicates that SIC removed 294 tons of lead-contaminated soil from the site in December 1997. Information about the cleanup, extent of soil and groundwater

contamination, and exact location of the removal is unavailable.

8.2. Overwater Activities

☐ Yes ☒ No

8.3. Spills

No known or documented spills at the Chase Bag site were obtained either from DEQ's Emergency Response Information System (ERIS) database for the period of 1995 to 2004, from oil and chemical spills recorded from 1982 to 2003 by the U.S. Coast Guard and the National Response Center's centralized federal database [see Appendix E of the Portland Harbor Work Plan (Integral et al. 2004)], from facility-specific technical reports, or from DEQ correspondence.

9. PHYSICAL SITE SETTING

9.1. Geology

The site is located in the area of the former Guilds Lake. The lake was filled with sand and silts from nearby hills and the Willamette River in the early 1900s (DEQ 1999). Available files indicate that no geologic or hydrogeologic data have been collected at the site.

9.2. Hydrogeology

Available information indicates that no geologic or hydrogeologic data have been collected at the site. Based on information from adjacent sites, the shallow groundwater flow in this area is variable, resulting from the original Guilds Lake bed contours. Groundwater at the neighboring Hill Investments site, located to the south, has been encountered at 9.5 feet bgs. Groundwater monitoring at the Hill Investments site (ECSI #1076) indicates that groundwater at the southern edge of the Chase Bag site appears to flow in a southwesterly direction (onto the Hill Investments site), with a groundwater mound occurring east of the Chase Bag site (DEQ 1999).

10. NATURE AND EXTENT (*Current Understanding*)

The current understanding of the nature and extent of contamination for the uplands portions of the site is summarized in this section. When no data exist for a specific medium, a notation is made.

10.1. Soil

10.1.1. Upland Soil Investigations

☐ Yes ☒ No

Schnitzer conducted a hazardous waste removal action on the site in December 1997. Approximately 297 tons of lead-contaminated soil were removed and disposed of offsite. No further soil removals or investigations are known to have been conducted on this site.

10.1.2. Riverbank Samples

☐ Yes ☒ No

10.1.3. Summary

DEQ (2004) indicates that no surface or subsurface soil information is available from this site other than a file confirming a lead-contaminated soil removal action that took place in 1997. Other evidence, however, has led DEQ to believe that potential historical releases could have contributed to groundwater contamination encountered at the adjacent Hill Investment site (see Section 10.2).

10.2. Groundwater

10.2.1. Groundwater Investigations

☐ Yes ☒ No

No groundwater investigations are known to have been conducted at the site.

DEQ's site strategy recommendation suggests that the Chase Bag site could be a contributor to the subsurface contamination encountered at the adjacent Hill Investment site based on the groundwater data collected there (DEQ 1999). At the Hill Investment facility, PCE was detected at its highest concentration in shallow monitoring well MW-2, located approximately 10 feet south of the Chase Bag site. The shallow groundwater flow direction appears to be from the Chase Bag site onto the Hill Investment site. The concentration in MW-2, 35.5 mg/L, suggests that DNAPL potentially may be present. Farther to the south and southwest on the Hill Investment facility (possibly downgradient from the Chase Bag site), concentrations of PCE degradation products tended to predominate in the groundwater samples (DEQ 1999).

Deep groundwater investigations have not been conducted at the Chase Bag or Hill Investment sites.

10.2.2. NAPL (Historic & Current)

☐ Yes ☒ No

The PCE concentration detected in a groundwater sample approximately 10 feet from the southern boundary of the Chase Bag site (the suspected downgradient groundwater flow direction) suggests that DNAPL potentially may be present beneath the Chase Bag site (DEQ 1999).

10.2.3. Dissolved Contaminant Plumes

☐ Yes ☒ No

No groundwater investigations are known to have been conducted at the site. However, DEQ documents suggest that the Chase Bag site could be a contributor to the groundwater plume consisting of PCE and associated degradation products encountered beneath the Hill Investment site, located downgradient from the Chase Bag site (DEQ 1999).

Plume Characterization Status ☐ Complete ☒ Incomplete

Groundwater conditions at the Chase Bag site have not been assessed. Consequently, the existence of the PCE plume on the Chase Bag site has not been confirmed and the nature and extent of the plume have not been evaluated, except on the Hill Investment site.

Plume Extent

The nature and extent of the plume consisting of PCE and associated degradation products have not been evaluated on the Chase Bag site. Plume characterization has been limited to the Hill Investment site, which is located downgradient of the Chase Bag site.

Min/Max Detections (Current situation)

N/A. Groundwater data have not been collected at the Chase Bag site. The maximum concentration of PCE detected on the Hill Investment site was 35 mg/L.

Current Plume Data

N/A. Groundwater data have not been collected at the Chase Bag site.

Preferential Pathways

Underground utilities along the southern and western boundaries of the site could provide preferential groundwater flow (DEQ 1999).

Downgradient Plume Monitoring Points (min/max detections)

N/A. Groundwater data have not been collected at the Chase Bag site.

Visual Seep Sample Data

☐ Yes ☒ No

This site is not adjacent to the river, so seeps along the river cannot be directly related to the Chase Bag site.

Nearshore Porewater Data

N/A

Groundwater Plume Temporal Trend

No groundwater investigations have been conducted at the site.

10.2.4. Summary

Although no groundwater investigations have been conducted at the site, data from the adjacent Hill Investment site indicate the Chase Bag site could be a contributor to the groundwater contamination encountered at that site. Groundwater monitoring at the Hill Investments site indicates that groundwater appears to flow from the Chase Bag site in a southwesterly direction onto the Hill Investments site. At the Hill Investment facility, PCE was detected at its highest concentration in a monitoring well located approximately 10 feet south (potentially downgradient) of the Chase Bag site (DEQ 1999).

10.3. Surface Water

10.3.1. Surface Water Investigation

☐ Yes ☒ No

10.3.2. General or Individual Stormwater Permit (Current or Past)

☐ Yes ☒ No

Do other non-stormwater wastes discharge to the system?

☐ Yes ☒ No

10.3.3. Stormwater Data

☐ Yes ☒ No

10.3.4. Catch Basin Solids Data

☐ Yes ☒ No

10.3.5. Wastewater Permit

☐ Yes ☒ No

10.3.6. Wastewater Data

☐ Yes ☒ No

10.3.7. Summary

Information about surface water runoff was not found during research for this site. Stormwater is likely routed to municipal stormwater sewers along NE 35th Street and NW Yeon Avenue that discharge to the Willamette River through City Outfalls 17 and 18. The west portion of the site discharges to City Outfall 18 and the east portion of the site discharges to City Outfall 17.

10.4. Sediment

10.4.1. River Sediment Data

☐ Yes ☒ No

10.4.2. Summary

The Chase Bag site is not located adjacent to the river.

11. CLEANUP HISTORY AND SOURCE CONTROL MEASURES

11.1. *Soil Cleanup/Source Control*

Approximately 294 tons of lead-contaminated soil was removed from the site in 1997. It was transported to Chemical Waste Management's Arlington, OR, facility for treatment and disposal.

11.2. *Groundwater Cleanup/Source Control*

None

11.3. *Other*

11.4. *Potential for Recontamination from Upland Sources*

See Final CSM Update.

12. BIBLIOGRAPHY / INFORMATION SOURCES

References cited:

DEQ. 1999. DEQ Strategy Recommendation for Schnitzer Investments- NW 35th and Yeon. November 2, 1999. DEQ Site Assessment Section, Northwest Region, Oregon Department of Environmental Quality, Portland, OR.

DEQ. 2004. DEQ Site Summary Report – Details for Site ID 2424. DEQ Environmental Cleanup Site (ECSI) Database. Accessed March 9, 2004. www.deq.state.or.us/wmc/ecsi/ecsidetail.asp?seqnbr=2424.

Integral, Windward, Kennedy/Jenks, Anchor Environmental, and Groundwater Solutions. 2004. Portland Harbor RI/FS Programmatic Work Plan. Prepared for the Lower Willamette Group, Portland, OR. Integral Consulting, Inc., Mercer Island, WA.

Other relevant references/information sources:

EDR. 2002. EDR Environmental Atlas, Portland Harbor, Multnomah. OR. Environmental Data Resources, Southport, CT.

GSI. 2003. Portland Harbor RI/FS: Upland Groundwater Data Review Report, River Mile 2-11, Lower Willamette River. Prepared for the Lower Willamette Group, Portland, OR. Groundwater Solutions, Inc., Portland, OR.

Figures:

Figure 1. Site Features

Tables:

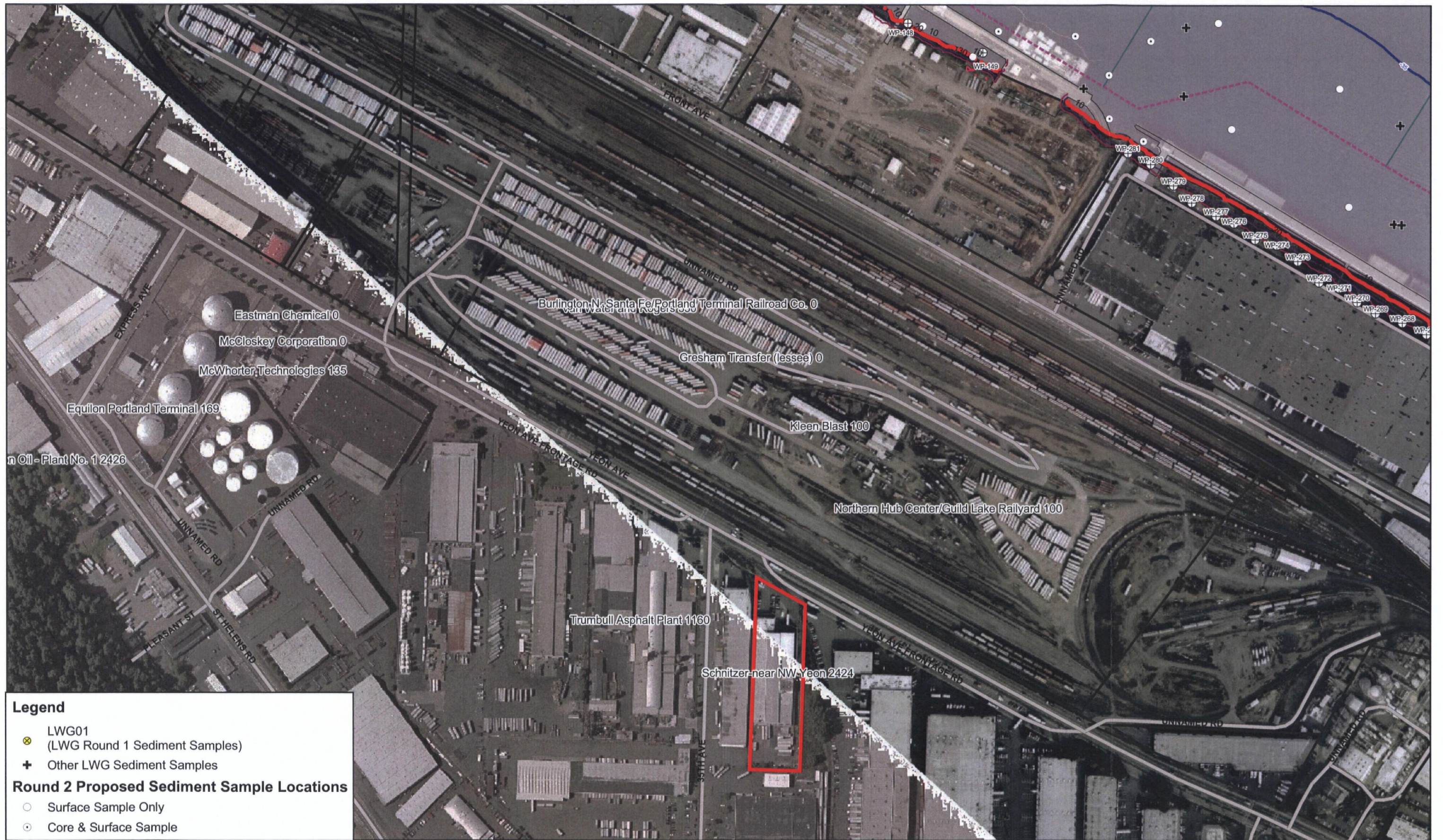
Table 1. Potential Sources and Transport Pathways Assessment

FIGURES

Figure 1. Site Features

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Legend

- ⊗ LWG01 (LWG Round 1 Sediment Samples)
- ⊕ Other LWG Sediment Samples

Round 2 Proposed Sediment Sample Locations

- Surface Sample Only
- ◉ Core & Surface Sample

TABLES

Table 1. Potential Sources and Transport Pathways Assessment

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Table 1. Potential Sources and Transport Pathways Assessment

Last Updated: March 4, 2005

[illegible]

Notes:

All information provided in this table is referenced in the site summaries. If information is not available or inconclusive, a ? may be used, as appropriate. No new information is provided in this table.

✓ = Source, COI are present or current or historic pathway is determined to be complete or potentially complete.

? = There is not enough information to determine if source or COI is present or if pathway is complete.

Blank = Source, COI and historic and current pathways have been investigated and shown to be not present or incomplete.

UST Underground storage tank

AST Above-ground storage tank

TPH Total petroleum hydrocarbons

VOCs Volatile organic compounds

SVOCs Semivolatile organic compounds

PAHs Polycyclic aromatic hydrocarbons

BTEX Benzene, toluene, ethylbenzene, and xylenes

BTXs	Benzene, toluene, ethylbenzene
PCBs	Polychlorinated biphenols

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